

MAY 22, 2017



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

**DANIEL BAUMAN, CHAIRMAN
SALENA ZELLERS, VICE CHAIRWOMAN**

ROY O. PRIEST, SECRETARY-TREASURER

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 Wythe Street • Alexandria, VA • 22314
703.5849.7115 (o) 703.838.2825 (f)
www.arha.us

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



DANIEL BAUMAN
Chairman

SALENA ZELLERS
Vice Chairwoman

Commissioners:
Anitra Androh
Commissioner

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Peter Kleeblatt
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

May 12, 2017

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

**Re: Monday, May 22, 2017, Regularly Scheduled Board of
Commissioners Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, May 22, 2017 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There no Consent items and no Action items submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)
ARHA Commissioners (9 electronically)
Mark Jinks, City Manager (1, electronically)
Helen McIlvaine, Director of Housing (1, electronically)
Alexandria Libraries (4, delivered by U.S. Mail)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1, delivered by ARHA Staff)

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, May 22, 2017

7:00pm

Alexandria Redevelopment and Housing Authority (ARHA)
401 Wythe Street • Street Alexandria, VA 22314
(East Conference Room)

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Mr. Otis Weeks, President
 - ARHA Resident Association (ARA) – Kevin Harris, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
3. Adopt Minutes of Regular Meeting held on Monday, April 24, 2017
4. Vote Receipt of the Secretary-Treasurer's Report as of Monday, May 22, 2017
5. **CONSENT DOCKET**
6. **ACTION DOCKET**
7. Other Business
8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

**MINUTES OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED BOARD MEETING
401 WYTHE STREET (*East Conference Room*)
ALEXANDRIA, VA 22314**

**MONDAY, APRIL 24, 2017
7:00 P.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh, Commissioner
Carter Flemming, Commissioner
Christopher Ballard, Commissioner
Chyrell Bucksell, Commissioner
Karl Sandberg, Commissioner
Merrick Malone, Commissioner
Peter Kleeblatt, Commissioner

RECORDER: Ian Hawkins, Recorder

The Chairman and Board commenced into executive session at 6:32pm. Others present were Roy Priest, Chief Executive Officer, and ARHA department heads.

ITEM 1. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Ballard, seconded by Commissioner Kleeblatt, and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Board reconvened in public session at 7:22 pm.

Thereupon, Commissioner Androh made the following motion, seconded by Commissioner Kleeblatt, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (9) Yeas to (0) Nays.

ITEM 2 PUBLIC DISCUSSION PERIOD FOR RESIDENTS GROUPS – 10 MINUTES:

- **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Otis Weeks, President – Absent.** Ms. Diane Murphy, Secretary of the RAB greeted the Board. Ms. Murphy presented a brief update to the Board.

Ms. Murphy stated the Advisory Board is making progress regarding the fire drill plan. Several volunteers displayed interest in becoming a floor captain. They are seeking to have two captains per floor then a meeting will be organized for all. Ms. Murphy hope she will be able to announce a meeting convening of all the floor captains at the May Board Meeting.

Ms. Murphy apprised the Board that their Vice President was in the hospital for a knee replacement, and will start immediately with physical therapy.

Ms. Geraldine Spells greeted the Board and informed them of the great job the volunteers are performing.

Chairman Bauman inquired about the Easter Egg Hunt? Ms. Spells stated the Easter Egg Hunt went remarkably well; and about forty-plus children participated along with their grandparents. We had an awesome time with all.

The Board thanked Ms. Murphy and Ms. Spells for their report.

- **ARHA Resident Association (ARA) – Kevin Harris, President – greeted the Board.** Mr. Harris apprised the Board that they have partnered with the Family Self Sufficiency (FSS) program and engaging residents to become more familiar with the FSS program and become homeowners.

Mr. Harris, stated ARA is currently revising the resident's handbook with ARHA staff, and he planned to involve more residents, so they will be able to address and resolved some of their own questions. Mr. Harris mentioned he and the ARA were delighted to be part of the next CEO selection process; and stated how important it is to receive the residents' input. Mr. Harris explained to several residents, the opportunity and importance to weigh in on the final selection of ARHA's CEO.

The Board thanked Mr. Harris for his report.

ITEM 3. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:

- Mr. Priest gave a brief introduction of the Old Town North Small Area Plan update. Mr. Priest stated there has been a process under way for updating the Old Town North Small Area Plan. Mr. Priest stated that Kevin Harris is a member of the Housing Advisory Board and has been part of the process along with being a very active member. A session is coming up this week at a community forum on presenting another element of the Small Area Plan, which is the transportation and land use coming up this week.

Mr. Priest asked Jeffrey Farner, Deputy Director in Planning & Zoning and his staff to come and update the Board where we are. Mr. Priest stated one of his concerns about two years ago; before the process started what is this going to mean in terms of the redevelopment work ARHA is starting to do. Mr. Priest commented that we worked parallel; and is very content where we are right now with the plan regarding zoning categories and how it impacts the sites we currently have.

Mr. Farner gave a brief presentation of the Old Town North Small Area Plan. Mr. Farner mentioned two of ARHA properties to be redeveloped are the former headquarters building and Hopkins Tancil property. Mr. Farner stated there has been a lot of discussion and closely working with Housing Authority staff pretty carefully through this process.

The Board thanked Mr. Farner and his staff for all the hard work on both ends.

- Mr. Priest gave a brief video presentation on the Resident & Community Services (RACS). Mr. Priest mentioned to the Board that he wanted to place a framing around what we have been doing in RACS. Mr. Priest felt it sometimes get missed in conversation and his Secretary-Treasurer's report. Mr. Priest said that we've done a broad range of programs over time and would like showcase the kind of work we've been doing and the impact it's had on the community.

Mr. Priest stated that staff has been working the last couple of months on compiling this presentation. He also introduced RACS staff: Gaynelle Bowen-Diaz, who works at the Ruby Tucker Family Center; Jason Ellis, started with ARHA initially as the director of the Ruby Tucker Family Center (RTFC). He has diversified and is doing a range of things besides RTFC. Jason, also is our playwright and producer, and has done a lot of the work you will see today.

Vanessa Greene runs the Crunch Bunch program at the Charles Houston Recreation Center which is a 40 year old program, and Ms. Greene been with the programs for twenty plus years directing that program at both the old Charles Houston and new one. While new Charles Houston was being built Ms. Greene ran the program out the Ladrey Building.

Racquel William-Jones works in Family Self Sufficiency Program along with Dorothy Mwawasi.

Mr. Priest thanked staff for all the work they did on behalf of the residents.

The Board thanked staff for a job well done.

ITEM 4. VOTE TO APPROVE MINUTES FOR MONDAY, MARCH 27, 2017:

Chairman Bauman presented the minutes for Monday, March 27, 2017. Commissioner Malone moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (9) Yeas, and (0) Nays to accept the minutes of Monday, March 27, 2017.

ITEM 5. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, FERUARY 27, 2017:

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Androh moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Flemming. The motion was approved unanimously (9) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, April 24, 2017.

ITEM 6. CONSENT DOCKET:

No information submitted

ITEM 7. ACTION DOCKET:

No information submitted

ITEM 8. OTHER BUSINESS:

Commissioners Flemming shared a copy of the brochure prepared by the Executive Search Consultant which will be available to candidates for the position of CEO. If requested by the candidates, the information will be distributed by the search firm at the request of a candidate.

By June 7th we anticipate reviewing a narrowed list of candidates and the final short list will be interviewed on June the 26.

ITEM 9. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Ballard, seconded by Commissioner Sandberg, and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:02p.m. At 9:27pm the Board reconvened in public session.

Thereupon, Commissioner Flemming made the following motion, seconded by Commissioner Androh, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (9) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 9:28 p.m.

FINANCE

FINANCE



Commissioners:

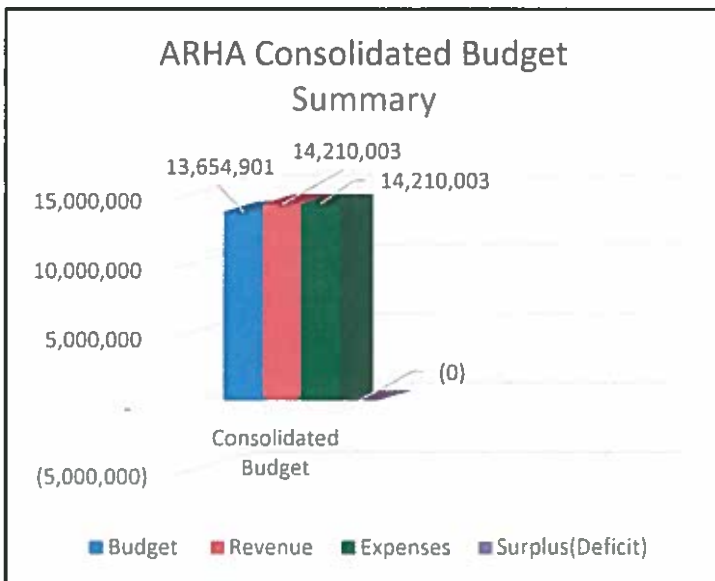
Daniel Bauman, Chairman Carter Flemming Karl Sandberg
Salena Zellers, Vice Chairwoman Christopher Ballard
Merrick T. Malone Anitra Androh Chyrell Bucksell Peter
Kleeblatt

Roy Priest, Chief Executive Officer

BUILDING COMMUNITY
PARTNERSHIPS

DATE: May 18, 2017
TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer
SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2017 – April 30, 2017

CONSOLIDATED BUDGET SUMMARY

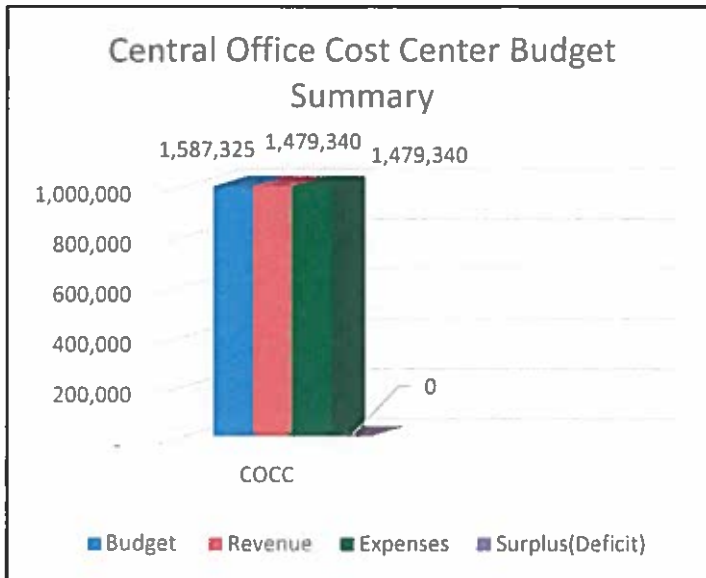


For the period ending April 30, 2017 Revenue and Expenses were \$555K or 4.07% higher than budgeted. As a result, ARHA generated CY reserves of \$1.295MM, which \$927K are restricted and \$368K are unrestricted.

Overall Reserves/Transfers totaled \$173K, which was \$202K or 54% under budget. There were not any revenue projections under \$50K. Dwelling rent is significantly higher than we projected for our “affordable rental properties” as is Government Grants, which is explained in the related sections below.

Expenses/Reserves were \$555K or 4.07% higher than budgeted because of excess reserves. Other than Reserves, General Expenses and HAP Expenses were over budget by more than \$50K and explained further in sections below.

CENTRAL OFFICE



Overall, As of April 30, 2017, Revenues and Expenses were \$107K or 6.8% under budget and reserves were not needed to support the Central Office (reserves available during this reporting period was \$184K). Local Grants are under budget by \$31K due to timing of payments from the City of Alexandria. There were not any other revenue projections under the budget by more than \$25K.

The only expense category over budget by was utilities, \$17K. This trend is anticipated to continue and is a result of the volatility of utility consumption. There were not any other expense projections under budget by more than \$25K.

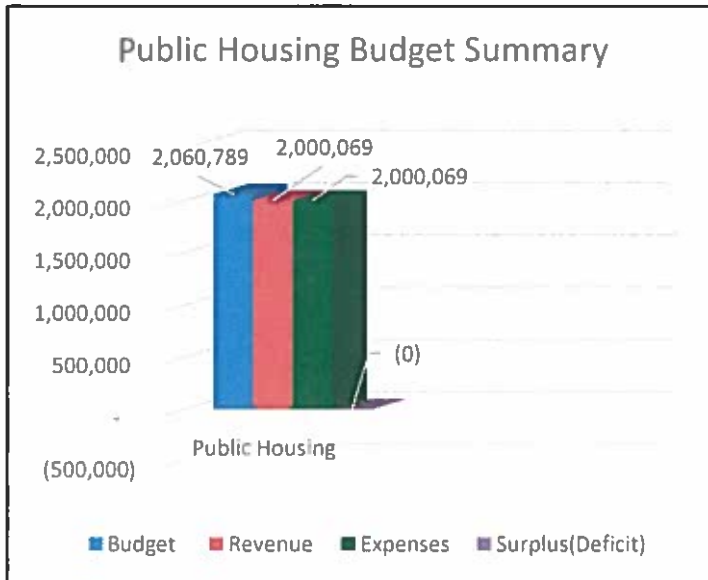
I. CENTRAL OFFICE

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services. The report above reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fees monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

For the period ending April 30, 2017, the COCC generated unrestricted reserves of \$105K, which is \$26K or 33% more than budgeted.

PUBLIC HOUSING SUMMARY



Properties include; Ladrey, Andrew Adkins, Samuel Madden, Ramsey, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase I, James Bland Phase II, and James Bland Phase IV.

Revenues were \$60K or 2.95% under budget as a result Operating Subsidy not being approved by HUD and Public Housing Amp's not needing to use as much CY reserves.

Expenses were \$60k or 2.95% under budget, due to an effort by the staff to focus on the management of maintenance staff and charging allowable repairs to the capital fund budgets rather than operating budgets.

Among our PH properties, five (5) AMPs yielded restricted reserves of \$170K and six (6) AMPs produced deficits in the amount of \$99K. Staff continues to monitor expenses and maintain these properties within the available operating budget. However, it is worth noting that as long as HUD provides less than 100% of eligible funding we do anticipate some of the AMP's to struggle as the year continues.

II. PUBLIC HOUSING- AMP 1

Public Housing- AMP 1 is associated with one (1) HUD project number which is Ladrey High-rise. This community consists of 170 rental units.

For the period ending April 30, 2017, Public Housing- AMP 1 generated a restricted reserve of \$9,159, which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

III. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes: Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). This community consists of 171 rental units.

For the period ending April 30, 2017, Public Housing-AMP 3 generated a restricted reserve of \$116,184, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

IV. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending April 30, 2017, Public Housing- AMP 4 generated a deficit of \$16,176, which is 54,952 or 77% under the budgeted deficit. The deficit will be funded by current year operating reserves.

V. PUBLIC HOUSING- AMP 5

Public Housing- AMP 5 is associated with one (1) HUD project number which is Saxony Square. This community consists of 5 rental units.

For the period ending April 30, 2017, Public Housing- AMP 5 generated a deficit of \$5,861, which is \$1,324 or 18% under the budgeted deficit. The deficit will be funded by current year operating reserves.

VI. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project number which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending April 30, 2017, Public Housing- AMP 6 generated a deficit of \$20,510, which is \$4,197 or 26% over the budgeted deficit. Resident and Community Services is the factor contributing to the deficit being higher than we projected. The deficit will be funded by current year operating reserves.

VII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which include; Braddock Road (6 units), Whiting Street (24 units), and Reynolds Street (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending April 30, 2017, Public Housing- AMP 7 generated a restricted reserve of \$21,326, which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one site which includes: Old Dominion (24 rehab and 12 new construction units). This community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending April 30, 2017, Public Housing- AMP 8 generated a deficit of \$26,999, which is \$12,227 or 83% more than the budgeted deficit. As the year progresses we anticipate the deficit to reflect our initial budget estimate. The large variance is because of one-time expenses, like audit costs and REAC inspection costs which occurred in the beginning of the year. The deficit will be funded by current year Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 9

Public Housing- AMP 9 is associated with one site which is West Glebe. This community consists of 48 Public Housing rental units which are also LIHTC units.

For the period ending April 30, 2017, Public Housing- AMP 9 generated a deficit of \$25,299, which was not anticipated. The variance is being researched by staff to determine what caused the \$22K variance in maintenance expenses and \$5K variance in utilities. The deficit will be funded by current year Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 10

Public Housing- AMP 10 is associated with one site which is James Bland Phase I (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending April 30, 2017, Public Housing- AMP 10 generated a deficit of \$4,540, which is less than 1% over the budgeted amount, the deficit will be funded by current year Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which is James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

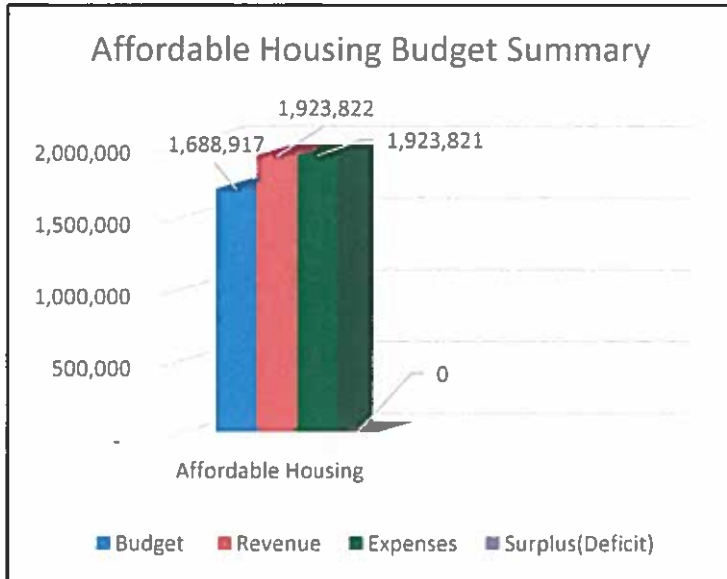
For the period ending April 30, 2017, Public Housing- AMP 11 generated a restricted reserve of \$4,246, which is restricted to the Limited Partnership.

XII. PUBLIC HOUSING- AMP 12

Public Housing- AMP 12 is associated with one site which is James Bland Phase IV (Old Town Commons). This community consists of 44 Public Housing/LIHTC rental units.

For the period ending April 30, 2017, Public Housing- AMP 12 generated a restricted reserve of \$23,624, which is restricted to the Limited Partnership and is used to fund replacement reserves and residual receipts obligation to ARHA.

AFFORDABLE HOUSING SUMMARY



Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Revenues were \$235K or 13.91% over budget mainly a result of Dwelling Rent being higher than projected at James Bland V, Hopkins Tancil, and Quaker Hill.

Expenses/reserves were \$234K or 13.91% over budget due to the net increase in reserves (cash flow) at James Bland V, Hopkins Tancil, Miller Homes, and Quaker Hill.

Among our affordable units, two (2) properties James Bland V and Quaker Hill

generated a restricted reserve of \$200K. Three (3) properties, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted reserves of \$263K, which is available to support current year deficits in other properties. Pendleton Park had an unexpected deficit of \$13K, which will be discussed in its section below.

XIII. OLD TOWN COMMONS V- (JB V)

Old Town Commons V is associated with one site which is James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units.

For the period ending April 30, 2017, OTC V generated a restricted reserve of \$119,327 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

XIV. MILLER HOMES

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending April 30, 2017, Miller Homes generated an (unrestricted) reserve of \$36,253, which is designated to fund current year operating deficits in the COCC or other affordable housing needs.

XV. HOPKINS- TANCIL COURTS

This property includes 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and debt was retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending April 30, 2017, Hopkins Tancil generated an (unrestricted) reserve of \$183,804, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVI. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending April 30, 2017, Quaker Hill generated a restricted reserve of \$80,767 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

XVII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

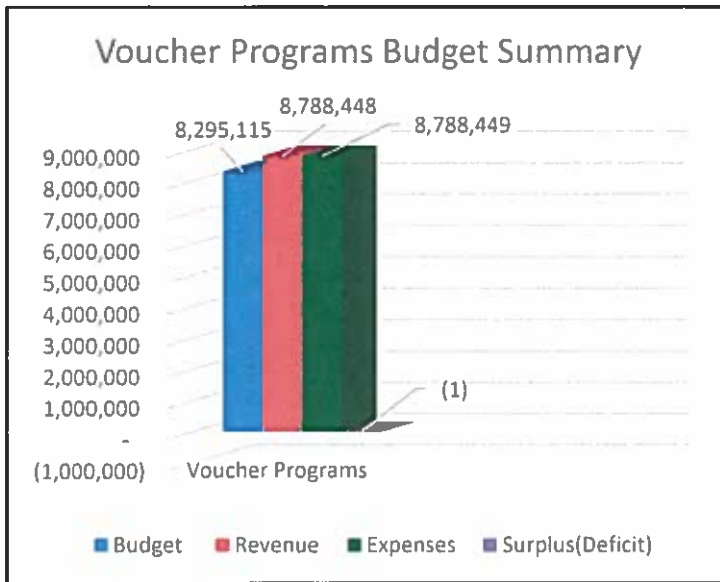
For the period ending April 30, 2017, Princess Square generated an (unrestricted) reserves of \$43,173, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVIII. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending April 30, 2017, Pendleton Park generated a deficit of \$13,185, which will be funded from unrestricted reserves. Staff is looking into utilities and maintenance costs to determine if these higher than anticipated expenses will continue.

Voucher Programs Summary



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$493K or 5.95% over budget as a result of higher subsidy and higher housing assistance payments and increase in restricted reserves.

XIX. HOUSING CHOICE VOUCHER PROGRAM

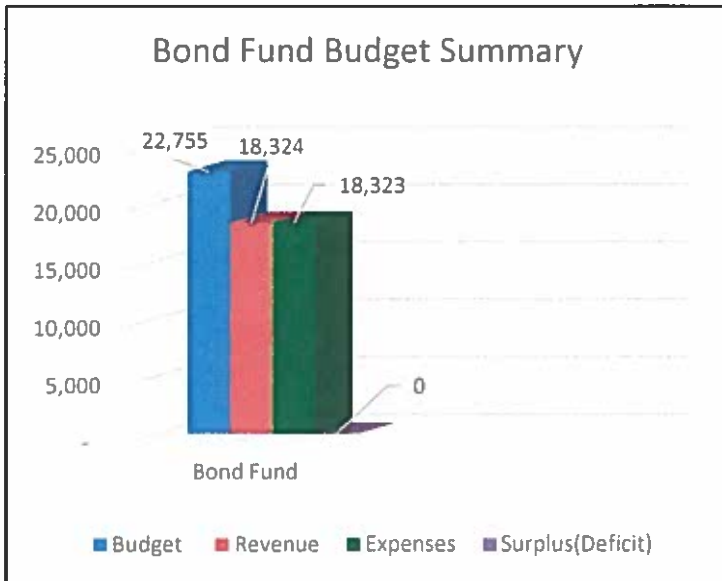
For the period ending April 30, 2017, the Housing Choice Voucher Program (HCVP) operated with restricted reserves of \$557K. The FY 2017 budget was based on prior year funding estimates and we are still uncertain if HUD will decrease future subsidy disbursements this year.

Regardless of the uncertainty Staff has decided to move forward and begin assisting additional families based on the funding we have available for FY 2017, rather than risk funding being recaptured for not being utilized.

XX. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending April 30, 2017, the Housing Mod-Rehab operated with a deficit of \$44,441. As with the HCVP funding there is uncertainty as to what HUD will ultimately provide funding for the MOD Rehab Program. We have prior year reserves which HUD will likely require us to use and decrease the annual funding amount we receive for FY 2017.

Bond Fund Summary



Revenue and Expenses were \$4K or 19% under the budget.

XXI. TAX EXEMPT BOND INCOME

For the period ending April 30, 2017, The Bond Fund operated with a deficit of \$16K, which will be funded with CY unrestricted reserves.

Please contact me if you have any questions or require additional information
Attachment(s)

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2017

Project Name	# of Units	January	February	March	April	May	Total	Avg. Rental Income/Unit
Public Housing Units								
*Ladrey High-rise	170	\$ 44,351	44,210	44,102	43,503	45,238	\$ 221,404	\$ 262
*Samuel Madden	66	9,298	10,103	9,483	8,498	9,437	\$ 46,819	\$ 146
*Ramsey Homes	15	4,731	4,731	4,731	4,731	4,028	\$ 22,952	\$ 306
*Andrew Adkins	90	14,595	15,472	14,351	14,648	15,569	\$ 74,635	\$ 168
*4-10 Scattered Sites	50	16,485	16,413	16,439	16,881	17,243	\$ 83,461	\$ 334
*4-11 Scattered Sites	30	7,532	7,208	7,278	7,488	7,386	\$ 36,892	\$ 246
*4-12 Scattered Sites	41	10,975	10,524	11,263	11,878	11,429	\$ 56,069	\$ 274
*Park Place	38	9,833	9,768	8,872	8,867	10,028	\$ 47,368	\$ 249
*Saxony Square	5	1,409	1,409	1,409	2,434	2,214	\$ 8,875	\$ 355
*Chatham Square	52	16,367	16,381	16,675	17,868	18,201	\$ 85,492	\$ 329
*Braddock	6	3,011	3,011	3,112	3,200	3,200	\$ 15,534	\$ 518
*Whiting	24	4,219	4,175	4,139	4,114	4,396	\$ 21,043	\$ 175
*Reynolds	18	7,771	8,025	8,725	8,452	8,452	\$ 41,425	\$ 460
*Old Dominion	36	4,936	6,096	6,513	6,594	6,281	\$ 30,420	\$ 169
*West Glebe	48	4,986	4,563	4,988	5,291	5,276	\$ 25,104	\$ 105
*James Bland I	18	4,411	4,399	4,399	4,510	3,951	\$ 21,670	\$ 241
*James Bland II	18	4,285	3,944	3,853	3,853	3,876	\$ 19,811	\$ 220
*James Bland IV	44	14,301	14,187	15,343	14,995	14,351	\$ 73,177	\$ 333
**Total Public Housing	769	\$ 183,496	\$ 184,619	185,675	187,805	190,556	\$ 932,151	\$ 272
Non-Public Housing Units								
*Quaker Hill LP	60	\$ 83,037	82,979	81,761	90,977	87,769	\$ 426,523	\$ 1,422
Pendleton Park I	20	24,777	26,357	24,446	25,345	25,345	\$ 126,270	\$ 1,263
Pendleton Park II	4	1,361	1,361	1,361	1,361	1,361	\$ 6,805	\$ 340
Hopkins Tancil (Mod Rehab)	111	130,396	118,173	119,779	116,692	103,199	\$ 588,239	\$ 1,079
*James Bland V	54	66,243	68,011	67,708	68,215	53,259	\$ 323,436	\$ 1,198
*Miller Homes	16	26,271	23,071	24,788	23,305	23,305	\$ 120,740	\$ 1,509
*Princess Square	69	94,067	94,080	92,340	89,729	88,530	\$ 458,746	\$ 1,349
Total Non-Public Housing	334	\$ 426,152	\$ 414,032	412,183	415,624	382,768	\$ 2,050,759	1,166
Totals	1103	\$ 609,648	\$ 598,651	\$ 597,858	\$ 603,429	\$ 573,324	\$ 2,982,910	\$ 1,437

Total Monthly Average- (Actual) \$ 596,582

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected.

*Resolution 830 units

** Public Housing total above does not include operating subsidy received from HUD.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	Total		Over /		*Central Office (C.O.)		Over /		Public Housing AMP 1		Over /	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue												
Dwelling Rent	2,619,635	2,381,040	238,595						175,293	176,000	(707)	
Governmental Grants	8,163,863	7,645,133	518,729									
Local Grants	22,070	53,083	(31,013)		22,070	53,083	(31,013)					
Management/Fee for Service	1,099,906	989,983	109,923		1,099,906	989,983	109,923					
Bookkeeping Fee	31,539	31,183	355		31,539	31,183	355					
Asset Management Fee	44,903	41,550	3,353		44,903	41,550	3,353					
HCVP Asset Management Fee	737,902	775,417	(37,515)		154,069	170,750	(16,681)					
Operating Subsidy	1,114,977	1,114,685	292		1,114,977				205,130	205,100	30	
Investment Income	1,110	1,059	51		457	33	(2)		150	150	(0)	
CY Transfers	173,111	375,645	(202,534)		99,385	174,115	(174,115)		15,900	15,900	(15,900)	
Other Income	200,988	236,328	(35,340)		173,422	116,833	9,989		14,807	23,933	(9,127)	
Total Operating Revenue	14,210,003	13,654,901	555,102		3,479,409	1,587,325	(107,985)		395,379	421,083	(25,704)	
Operating Expenses												
Administration	2,120,138	2,391,637	(271,499)		1,356,967	748,510	(79,270)		115,159	127,883	(12,724)	
Tenant Services	217,393	212,600	4,793		153,713	109,567	(4,091)		29,896	21,500	8,396	
Utilities	387,455	489,765	(102,310)		299,025	11,875	17,398		73,029	107,000	(33,971)	
Ordinary maintenance & operations	1,332,609	1,572,363	(239,754)		977,386	429,540	(70,869)		135,131	124,567	10,564	
Protective Services	17,905	17,037	868		13,513	7,483	358		268	800	(532)	
General expense	1,041,743	820,142	221,602		403,307	201,267	2,158		32,737	39,333	(6,597)	
Housing Assistance Payments	7,743,942	7,645,133	98,809									
Debt Service	52,992	52,533	459									
CY Reserves	1,295,826	453,690	842,136		275,498	79,083	26,331		9,159		9,159	
Transfers												
Total Operating Expense	14,210,003	13,654,901	555,103		3,479,409	1,587,325	(107,985)		395,379	421,083	(25,704)	
NET INCOME (LOSS)	(0)	-	(0)		(0)	-	0		0	-	0	
Less: Restricted Income												
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)		(0)	-	0		0	-	0	

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	114,965	116,000	176,118	173,400	6,661	5,640
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	394,346	394,342	203,747	203,700	5,426	5,400
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	16,176	71,128	5,861	7,185
Other Income	7,710	9,558	5,036	6,553	139	25
Total Operating Revenue	517,021	519,900	401,077	454,782	18,087	18,250
Operating Expenses						
Administration	113,535	125,010	142,325	166,213	9,774	11,064
Tenant Services	8,089	7,388	-	155	-	3
Utilities	108,782	150,467	49,210	52,417	4,024	4,233
Ordinary maintenance & operations	129,056	163,932	166,337	166,105	3,259	1,513
Protective Services	(2)	-	(2)	-	(0)	-
General expense	41,376	39,233	43,206	58,882	1,029	1,437
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	116,184	33,870	-	11,010	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	517,021	519,900	401,077	454,782	18,087	18,250
NET INCOME (LOSS)	(0)	(0)	(0)	(0)	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	(0)	(0)	(0)	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	67,592	65,200	61,716	59,600	23,040	24,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	43,094	43,067	48,922	48,867	39,919	39,900
Investment Income	-	-	-	-	121	117
CY Transfers	20,510	16,313	27,203	(27,203)	26,999	14,772
Other Income	2,709	2,833	1,871	4,743	1,784	980
Total Operating Revenue	133,905	127,413	112,509	140,413	91,863	79,768
Operating Expenses						
Administration	79,275	71,208	31,791	36,252	43,865	32,673
Tenant Services	8,916	8,916	-	33	-	17
Utilities	2,601	1,500	1,002	1,637	8,810	7,900
Ordinary maintenance & operations	20,339	34,522	42,071	82,367	32,280	30,962
Protective Services	(1)	(1)	1,229	1,017	180	167
General expense	22,774	20,183	19,544	19,108	6,729	8,050
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	16,871	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	133,905	127,413	112,509	140,413	91,863	79,768
NET INCOME (LOSS)	0	-	0	-	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	-	(0)	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<u>Operating Revenue</u>								
Dwelling Rent	20,155	18,400	17,719	16,800	16,087	16,000	59,336	56,400
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-
Operating Subsidy	80,861	80,833	24,230	24,200	30,879	30,877	38,423	38,400
Investment Income	154	150	-	-	-	-	-	-
CY Transfers	25,299	-	4,540	4,505	-	-	-	-
Other Income	2,155	1,717	679	1,433	345	1,697	9,367	7,767
Total Operating Revenue	128,624	101,100	47,168	46,938	47,311	48,573	107,126	102,567
<u>Operating Expenses</u>								
Administration	36,240	37,288	34,856	23,338	27,441	22,022	53,464	50,287
Tenant Services	-	17	-	20	-	-	1,336	-
Utilities	9,241	4,033	477	553	1,609	2,833	10,967	9,857
Ordinary maintenance & operations	70,664	47,753	7,001	18,518	6,901	18,822	5,676	16,735
Protective Services	676	433	883	683	814	567	1,628	2,000
General expense	11,803	11,517	3,951	3,825	6,300	4,015	10,432	13,933
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	58	-	-	4,246	315	23,624	9,755
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	128,624	101,100	47,168	46,938	47,311	48,573	107,126	102,567
NET INCOME (LOSS)	0	-	(0)	-	(0)	-	0	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	-	(0)	-	0	-

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	LIHTC/OTC Phase V		Miller Homes		Hopkins-Tuncil		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue							
Dwelling Rent	296,644	268,000	98,794	98,800	553,435	476,000	77,435
Governmental Grants	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	-	-	11	7	4
CY Transfers	-	-	-	-	-	-	-
Other Income	7,655	10,800	3,309	1,967	2,286	4,550	(2,264)
Total Operating Revenue	304,299	278,800	102,103	100,767	555,732	480,557	75,175
Operating Expenses							
Administration	67,963	70,403	33,944	40,017	84,662	104,150	(19,488)
Tenant Services	18,188	23,000	5,336	-	-	50,000	(50,000)
Utilities	4,207	8,300	1,149	260	28,517	73,000	(44,483)
Ordinary maintenance & operations	55,486	82,983	14,696	26,492	135,484	137,592	(2,107)
Protective Services	1,752	2,333	0	20	430	433	(4)
General expense	37,377	19,667	10,724	10,333	122,835	38,133	84,702
Housing Assistance Payments	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
CY Reserves	119,327	72,113	36,253	23,645	183,804	77,248	106,556
Transfers	-	-	-	-	-	-	-
Total Operating Expense	304,299	278,800	102,103	100,767	555,732	480,557	75,175
NET INCOME (LOSS)	0	0	0	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	0	0	0	0	0	0

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	453,523	332,000	370,617	372,000	107,939	106,800
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	129	390	-	-	12	87
CY Transfers	-	-	-	-	13,185	-
Other Income	5,750	7,783	5,376	4,367	5,155	5,367
Total Operating Revenue	459,403	340,173	375,993	376,367	126,292	112,253
Operating Expenses						
Administration	129,120	134,450	56,802	61,730	24,630	17,388
Tenant Services	-	-	40,156	-	-	-
Utilities	1,191	1,633	31,493	32,567	19,936	16,100
Ordinary maintenance & operations	33,833	60,500	91,598	104,283	23,603	22,078
Protective Services	2	-	1,610	367	1	33
General expense	183,886	65,033	111,161	91,200	35,735	30,758
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	30,604	30,200	-	-	22,388	22,333
CY Reserves	80,767	48,357	43,173	86,220	-	3,562
Transfers	-	-	-	-	-	-
Total Operating Expense	459,403	340,173	375,993	376,367	126,292	112,253
NET INCOME (LOSS)	(0)	-	0	-	(0)	-
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	0	-	(0)	-

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2017

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	7,800,467	7,237,767	363,396	407,367	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	543,420	554,667	40,413	50,000	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	422	85	55	40	24	24
CY Transfers	-	44,523	44,441	-	16,100	16,100
Other Income	(4,165)	667	-	-	2,200	22,755
Total Operating Revenue	8,340,144	7,837,708	448,305	457,407	18,324	22,755
						(4,431)
Operating Expenses						
Administration	321,749	453,408	25,978	36,487	18,323	21,855
Tenant Services	-	-	-	-	-	900
Utilities	1,937	3,600	-	-	-	-
Ordinary maintenance & operations	523	3,100	-	-	-	-
Protective Services	597	700	-	-	-	-
General expense	132,181	139,133	4,537	5,100	-	-
Housing Assistance Payments	7,326,152	7,237,767	417,790	407,367	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	557,004	-	557,004	8,453	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	8,340,144	7,837,708	448,305	457,407	18,323	22,755
						(4,432)
NET INCOME (LOSS)	(0)	-	(0)	-	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	-	0	0

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
 Anitra Androh


Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblat

Roy Priest, Chief Executive Officer

DATE: May 11, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING April 30, 2017

SUMMARY OF PROGRAM ACTIVITIES:

Priority Assignments

Activity	Overview	Status
Waiting list Opening	Bedroom and site specific waiting lists are nearing the minimum number of applicants required to open some lists. A review and implementation of fully integrated electronic application options will be completed in advance of list opening.	TBD
Lease Signing Sessions	Execute approved leases with all low rent Public Housing residents	First sessions completed. Preparing final session for missed appointments.
Resume Issuance of Housing Choice Vouchers	Housing Assistance Payment funding is now available to resume the issuance of vouchers. Applicants whose vouchers were suspended during the shortfall will be the first group recertified. Thereafter applicants will be called in from the waiting list as funding permits.	In progress
Implement Marketing Strategies to increase affordable dwelling unit leasing	Implement the updated marketing plan created by the intake/lease subdivision to increase occupancy at the affordable market rate sites.	2/8 – on going

PERFORMANCE INDICATORS

Performance Indicators for Board Monitoring of Public Housing, PBV, MOD & Market Rent					
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD'S STANDARD	COMMENTS
1 Occupancy Rate ACC units (PH) (*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	96%	96%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included is SEMAP
3 Tenant Account Receivables (TARs) - Occupied Units (*)	1.02%	1.3	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	0.56%	0.6%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance
5 PHAS SCORE	84		91	90	90 – 100 = High Performer 89 – 70 = Standard Performer 69 – 60 = Standard Performer (w/improvement plan requirement) 0 – 59 = Troubled Performer
6 SEMAP SCORE	100		91	90	90 – 100 = High Performer 89 – 60 = Standard Performer 0 – 59 = Troubled Performer

(*) values are estimated and rounded up/down.

SEMAP & PHAS MONITORING

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of April 30, 2017**

Indicator	Possible Number of Points	March Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentrating)		
Total	145	145

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of at least 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these indicators.

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1596	3/17	224	31	1,403	1,390	99

Indicator #9: Annual Re-examinations

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.)	0%
Number of Families in Current Database	Number of Late Reexaminations
1390	1

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold)	0%
Number of Families in Current Database	Number of Rent Discrepancies
1014	0

Indicator 11: Pre-contract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	100%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
132	132

Indicator 12: Annual HQS Inspections

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.		0%
Number of Families in Current Database	Number of Late Inspections	
1293	0	

Indicator 14: Family Self Sufficiency Enrollment

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0
Number of mandatory slots*	Number of families enrolled (#)	Percent of families enrolled (%)	Number of families with progress report and escrow balances	Percent of families with progress report and escrow balances (%)
11	46	418	32	71

**Public Housing Assessment System (PHAS) Forecasting Report
As of April 30, 2017**

The Public Housing Assessment System was created by HUD to evaluate the overall condition of each housing authority in order to obtain results that are objective, uniform, and verifiable. The methodology uses four evaluation tools referred to as PHAS indicators. The four indicators are:

Physical condition	40 Points
Financial condition	25 Points
Management Operations	25 points
Capital Funds	10 points

Each indicator is separately evaluated and scored for an overall available score of 100 points. Upon completion of the housing authority's independent audit, HUD calculates a score for each indicator. These scores are then accumulated and the housing authority is categorized based on its overall score as either:

High Performer	90 – 100 points overall
Standard Performer	70 – 89 points overall
Standard Performer	60 – 69 points overall (additional oversight & improvement plan required)
Troubled Performer	0 – 59 points overall (recovery plan & memorandum of agreement required)

Below is a forecast of the score for the Management Operations Indicator:

Management Assessment Sub-System Indicator

Sub-Indicators	Maximum Possible Points	AMP 1	AMP 3	AMP 4	AMP 5
OR	16	16.00	8.00	12.00	16.00
AR	5	2.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
Total MASS	25	20.00	12.00	16.00	25.00

ACC # Units	168	167	159	5
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OR Score >= 98%	16
OR Score from 96% to 98%	12
OR Score from 94% to 96%	8
OR Score from 92% to 94%	4
OR Score from 90% to 92%	1
OR Score < 90%	0
AR < 1.5%	5
AR Score from 1.5% to 2.5%	2
AR Score > 2.5%	0
AP Score < .75	4
AP Score from .75 to 1.5	2
AP Score >= 1.5	0

KEY

- OR=Occupancy Rate
- AR=Accounts Receivable
- AP=Accounts Payable

PROGRAM UTILIZATION & VACANCY REPORTING

The current program utilization rates for all housing programs are as follows:

- Housing Choice Voucher = 83%
- Moderate Rehabilitation = 97%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 98%
- Market Rate (Affordable Dwelling Units) = 96%

The utilization summary is as follows:

- 0- New admissions for HCV tenant based rental assistance
- 9 - End of participations for HCV tenant based rental assistance

- 0 - New admissions for project based rental assistance
- 0 - End of participations for project based rental assistance

- 1- New admissions for project based section 8
- 0 - End of participation for project based section 8

- 1- New admissions for Moderate Rehabilitation rental assistance
- 1 End of participations for Moderate Rehabilitation rental assistance

Voucher Management System (VMS) Data reported for April 2017

Homeownership	18
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	238
Tenant Protection	73
All Other Vouchers	1,222
Total Vouchers	1,590
Number of Vouchers Under Lease on the last day of the month	1,586
HA Owned Units Leased – included in the units lease above	201
New vouchers issued but not under contract as of the last day of the month	22
Portable Vouchers Administered (Port In)	30
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79
Number of Hard to Housed Families Leased	1
Total ACC	1,926
Total Vouchers Allocated	1608
Total Vouches Available	318

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 3/31/2017	April move-in	April move-out	VU as of 4/30/17	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	3	1	1	3	2%	2
Chatham Square.	52	1	1	0	0	0%	1
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	0	0	0	0	0%	0
Old Town Commons IV	44	1	1	0	0	0%	1
S. Madden Homes	66	3	0	0	3	5%	1
A. Adkins Homes	89	2	0	2	4	4%	4
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	0	0	0	0	0%	2
Scattered Site 411	30	1	0	1	2	7%	1
Scattered Site 412	41	0	0	0	0	0%	1
Braddock	6	0	0	0	0	0%	0
Whiting	24	0	0	0	0	0%	0
Reynolds	18	0	0	0	0	0%	0
Saxony Square	5	0	0	0	0	0%	0
Park Place	38	4	2	0	2	5%	0
West Glebe	48	1	1	0	0	0%	1
Old Dominion	36	2	2	0	0	0%	0
TOTALS: (values are rounded up/down)	767	18	8	4	14	2%	14
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report Total number of units = rental units less RPO units at Ladrey and Andrew Adkins</p>							

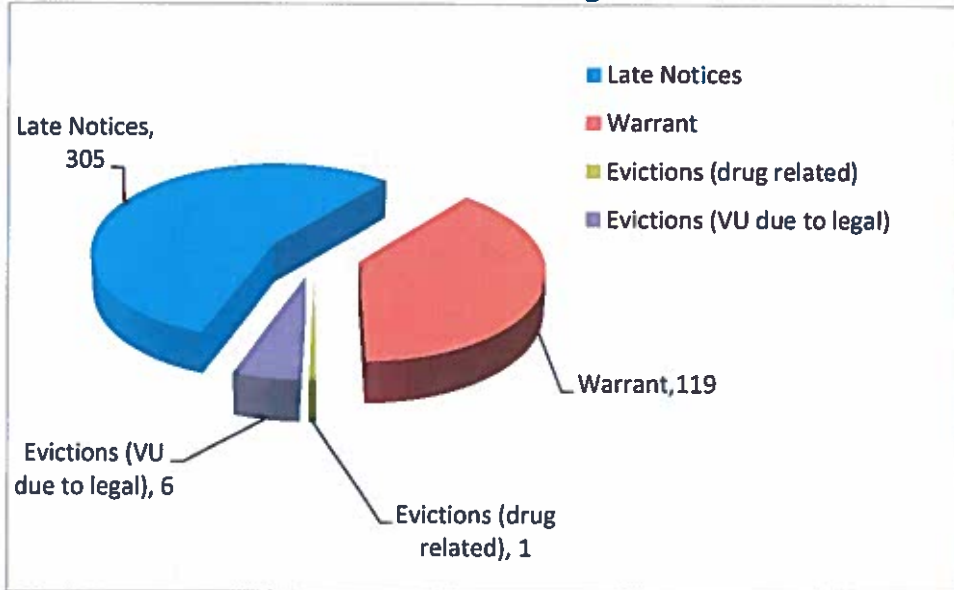
Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 3/31/17	April move-in	April move-out	VU as of 4/30/17	Vacancy Rate	Projected VU next period
Princess Square	68	8	1	1	8	12%	3
Quaker Hill	60	0	0	0	0	0%	0
Hopkins-Tancil Courts	108	3	1	1	3	3%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	0	0	0	0	0%	0
Old Town Commons V	54	1	1	0	0	0%	0
TOTALS (3)	330	12	3	2	11	3%	3
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report</p>							

YEAR-TO-DATE ADMINISTRATIVE & LEGAL ACTIVITIES

The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

CHART D: Year to Date Administrative & Legal Activities

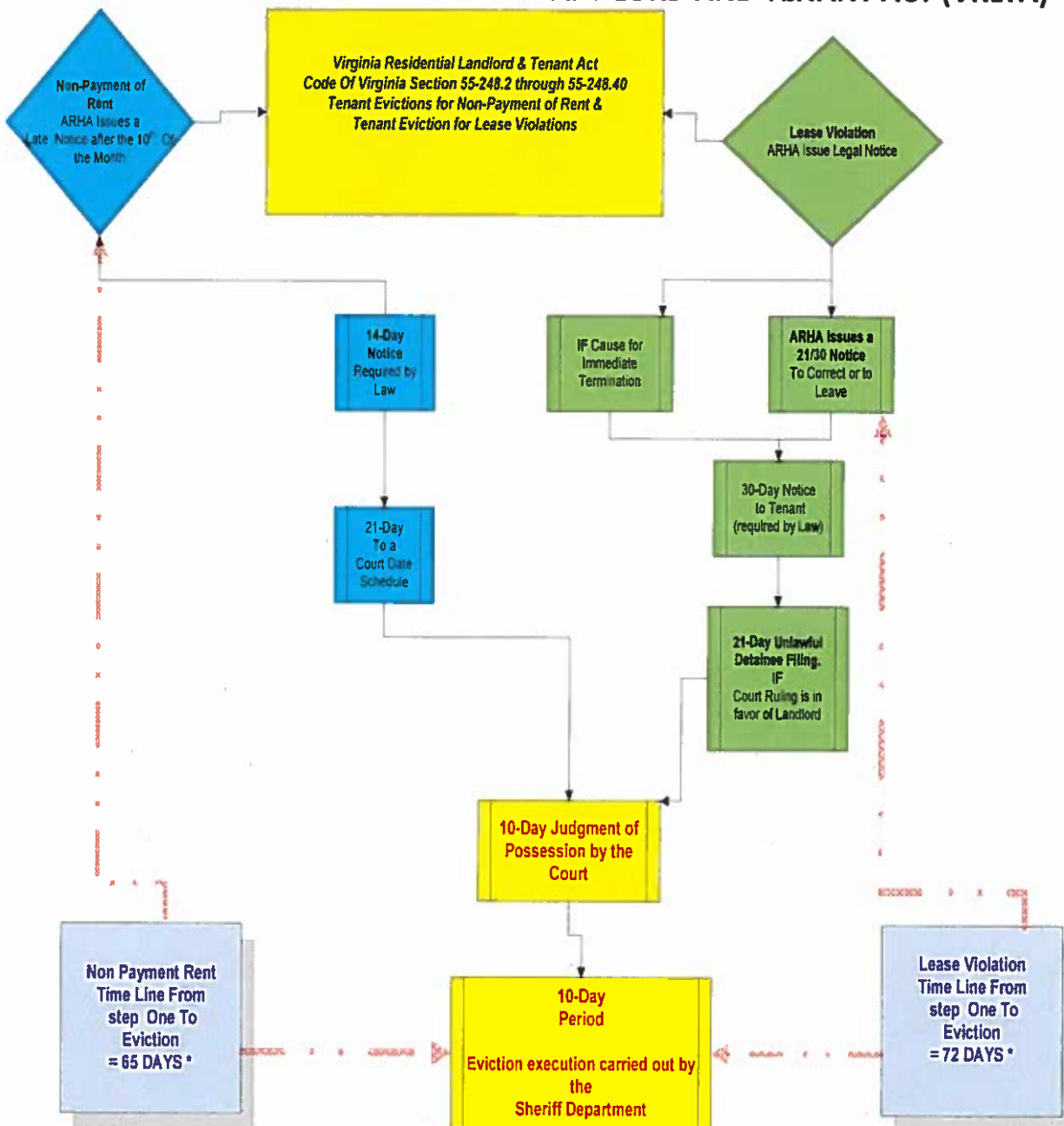


Virginia Residential Landlord-Tenant Legal Process

The legal process as established by the Virginia Residential Landlords and Tenant Act (VRLTA) is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other cases not related to rent payments.

The total time line may vary by circumstances, including but not limited to the Landlord's action, the Court actions in moving forward or allowing the defendant additional time or other recourses and the tenant's actions (contesting the case, etc.). The time lines shown below are an average for each type of case.

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



*Time Lines may vary for each case based on unilateral actions by ARHA, the Court or the Defendant



Commissioners:

Daniel Bauman, *Chairman*
 Salena Zellers, *Vice Chairwoman*
 Anitra Androh

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 18, 2017
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary-Treasurer *[Signature]*
SUBJECT: Resident and Community Services Board Report

The Senior Program: The Senior Center @ Charles Houston; LaDrey High Rise

Staff: Vanessa Greene, Kiyah Tyler, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
18	19	34	29

Participation:

Active participants	New Registrants/New Participants	Drop-ins	Partner Participants
107	3	5	15

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	142
Financial	17
Daily living skills and entitlements	24
Transportation	555
Enrollments and registrations	1
Sick/shut-in/Hospital	8
Family planning & Assessments & Check-Ups	<u>3</u>

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$450	0		\$1635.00 (Food/Toiletries/Medical Equipment Donation)

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
0	6	32	12

Partnerships:

Special Notes/Upcoming Events:

Monday, May 22: Tai Chi Class w/Stephan @ TSC@CH, 10:00

Tuesday, May 23: Spring Concert @ Richard Kauffman Auditorium, Lee Center @ 11:00

Wednesday, May 24th: Annual Senior Health & Fitness Day Activities @ Lee Center, 10:00

Wednesday, May 31st: Post Memorial Day Picnic (Games, Food & Fun) @ TSC@CH, 10:00

Wednesday, May 24th, 2017 (6:00pm – 8:00pm) Ladrey Game Night & Prize Give-A-Way

Friday, June 2, 2017 (11:00am – 1:30pm) Annie B. Rose/Ladrey/Charles Houston Senior Appreciation Picnic

Friday, June 16th, 2017 (6:00pm – 9:00pm) Ladrey Spring Fling (Spring Dance)

Family Self-Sufficiency and Supportive Services (JB V, PH, HCV)

Staff: Dorothy Mwawasi and Raquel W Jones

Activities:

Category	# of Participants	Enrolled in School (trade, college or GED)	Found Employment	Started or starting a Small Business	Received a contract from ARHA or other source	Case Management
James Bland V	65	15	8	0	12	20
Public Housing	34	–	–	–	–	62
Housing Choice	66	–	–	–	–	17
Agency wide	0	10	3	12	0	7
TOTALS	165	25	11	12	12	106

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0.00			

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
32	\$199,273.91	87	\$23,826	\$1,051,806

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V	5	7	0	0	1		10
Public Housing	0	5	0	1	0	0	1
Housing Choice	1	5	0	0	0	0	0
Agency wide	0	0	5	0	4	0	0
TOTALS	6	17	5	1	5	0	11

Special Notes:

The FSS case list has 100 participants as of 5/12/2017.

FSS participant, Ms. Latoya Austin (HCV) graduates on 05-12-17 with a Bachelor's degree in Social work from the University of the District of Columbia (UDC). Staff will be attending her graduation.

New Partnerships:

- The Phoebe Group is a marketing and training company serving globally and headquartered in Washington, DC.

Upcoming Workshops/Events:

Presented by: Racquel Jones/Dorothy Mwawasi

Weekly FSS Orientations

Every Thursday at 6:00pm

Where: Waiting Room

Presented by: Dorothy Mwawasi

Event: Budgeting workshop

Tuesday, June 20th: 6-7pm

Tuesday, June 27th: 3-4 pm

Where: TBA

Presented by: Cynthia Pearce

Event: Positive Thinking workshop

Tuesday, June 20th: 6-7pm

Where: TBA

Presented by: Racquel Jones

Event: Life Organization/Creating support systems

Tuesday, June 13th: 6-7pm

Where: TBA

FSS Highlight:

The FSS Small Business and Contracting Cohort will begin on June 11, 2017. Each cohort will start with our 12 new budding entrepreneurs who have all expressed an interest in opening their own business. The cohort will consist of a 12 week 20 hours jumpstart course facilitated by D. Yvonne Rivers (chief Success Coach) of the Phoebe Group.

At the end of each quarter, The Phoebe Group will host a small pitch competition. The winner of the Pitch completion will win a small grant to seed their company. These activities will be leveraged by our community partners also known as our (PCC) Program Coordinating Committee. JBV Residents continue to accomplish self-sufficiency and three residents have enrolled in the SNAPET Program. One resident will begin working as a substitute teacher for ACPS.

- JBV resident, Muna Mouhamed has found full-time employment.
- JBV resident, Willie Currie has also found full-time employment.
- The Alexandria City SNAPET Program did an excellent presentation for staff.

• **Partnerships with the following organizations:**

- Workforce Development; SNAPET; Alexandria Public Schools
- Alexandria Community Services Board.

• **Upcoming Events:**

- The Workshop Series will begin with both Budget Management and Positive Thinking starting in June.

Family Resource Learning Centers

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis

Date: May 10, 2017

Engagement:

Group Type	Average attendance	Programming hours	% of Enrolled
Elementary students	23	20	82%
Middle school students	11	16	79%
High School students	4	12	90%

Finances:

Program Expenses	YTD Expenses	Grant funding balance	Donations
\$1,200	\$17,998.52	\$11,251.48	\$950

Fee-for service (Elementary & Middle School Program):

AMP	Rate	MS Service Days	Billable	Elem. Service Days	Billable
Hopkins-Tancil	\$13.20	26	\$343.20	169	\$2230.80
Andrew Adkins	\$13.20	8	\$105.60	N/A	N/A
Samuel Madden	\$13.20	17	\$224.40	26	\$343.20
James Bland V	\$13.20	9	\$118.80	N/A	N/A

Volunteers:

Type	Enrolled	New Recruits	Service hours
Resident	5	0	37.5
Community	5	0	71
Partner	26	4	38

Partnerships: No new partnerships or developments.

Special Notes/Upcoming Events:

- **Parent Wrap Around Group – Family Game Night, 6/2/17 @ Ruby Tucker 6:30 pm – 8:30 pm**
- **Parent Wrap Around Group – End of Year Session, 6/12/17 @Ruby Tucker 6:00 pm – 7:30 pm**
- **Youth Arts Festival, 6/24/17 @ Mt. Vernon Recreation Center, 12:00 pm– 4:00 pm**
- **Ruby Tucker Day, 7/8/17 @ Tancil Courtyard, 12:00 pm – 4:00 pm**

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
 Anitra Androh

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: May 12, 2017
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

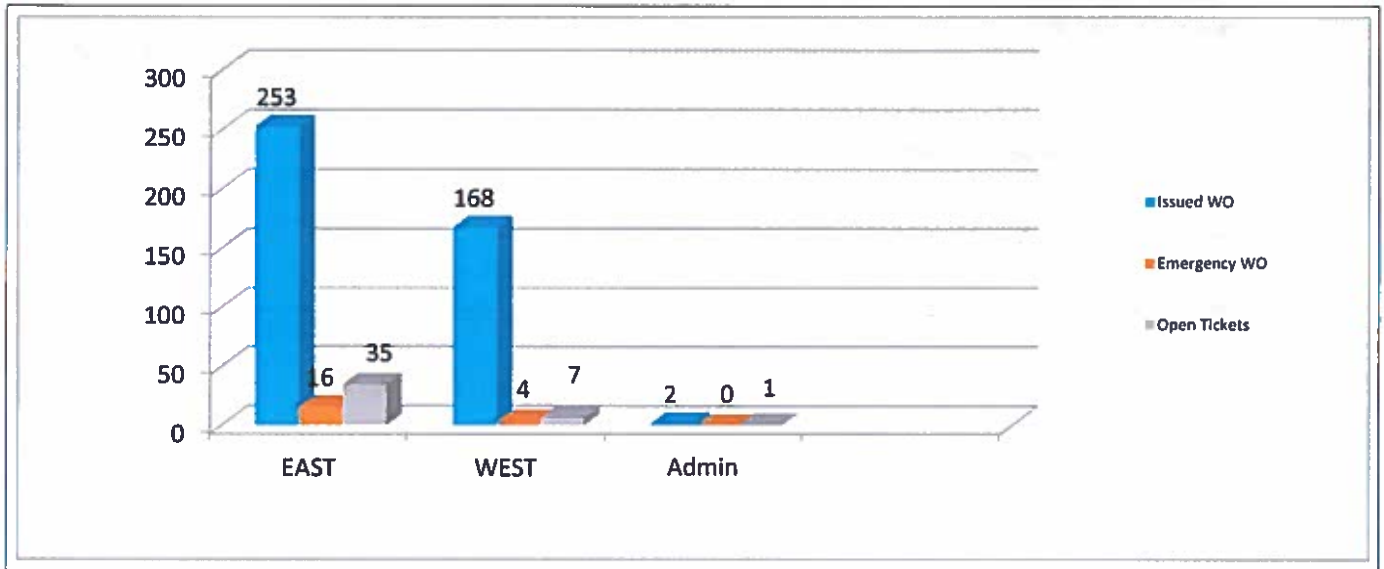
A. Work Order Summary

Below is Table I, which provides a summary of the work order ("WO") activity during the current reporting period, with a breakdown by WO categories. Further, Chart I provides a graphic summary of the number of work orders, by East and West.

Table I – Reporting Period: 04/01/2017 to 4/30/2017

Issued WO's	423	Includes all work orders generated during this period
Completed WO's	380	Includes all work orders completed during this period
Emergency WO's	20	Includes all emergency work orders issued and completed within 24-hours
Open WO's	43	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

A. Current Facilities and Modernization activities in progress as of the closing of this report include:

1. Vacant Unit Turn Over (Vacant Unit Make Ready)

During this reporting period, two (2) additional units were added for rehabilitation and turnover work. Five (5) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management report for additional details.

DEVELOPMENT




Commissioners:

Daniel Bauman, *Chairman*
Salena Zellers, *Vice Chairwoman*
Anitra Androh

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: May 11, 2017
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, MAY 2017

PROJECT MANAGEMENT

MARTIN LUCERO, SENIOR DEVELOPMENT OFFICER

ANDREW ADKINS

The Alexandria Opportunity Housing/ARHA development team submitted the Revised Concept 1 to the City for the Andrew Adkins site on Friday, April 28th. City comments are due on May 19, 2017.

The Andrew Adkins redevelopment effort kicked off on December 18, 2016 with a community meeting at the Charles Houston Recreation Center. This meeting was intended to be a listening session and was well attended by ARHA residents and the community. This meeting shaped the Original Concept 1 that was submitted December 22, 2016. Since that time there have been additional meetings to gather input and on April 28th a Revised Concept 1 submitted. The major changes are a result of Clark's ability to acquire the remaining homes in the West Street Assemblage. There will be no ARHA-owned Work Force units, and the Revised Concept 1 takes advantage of the density bonus in the city ordinances for the provision of affordable housing

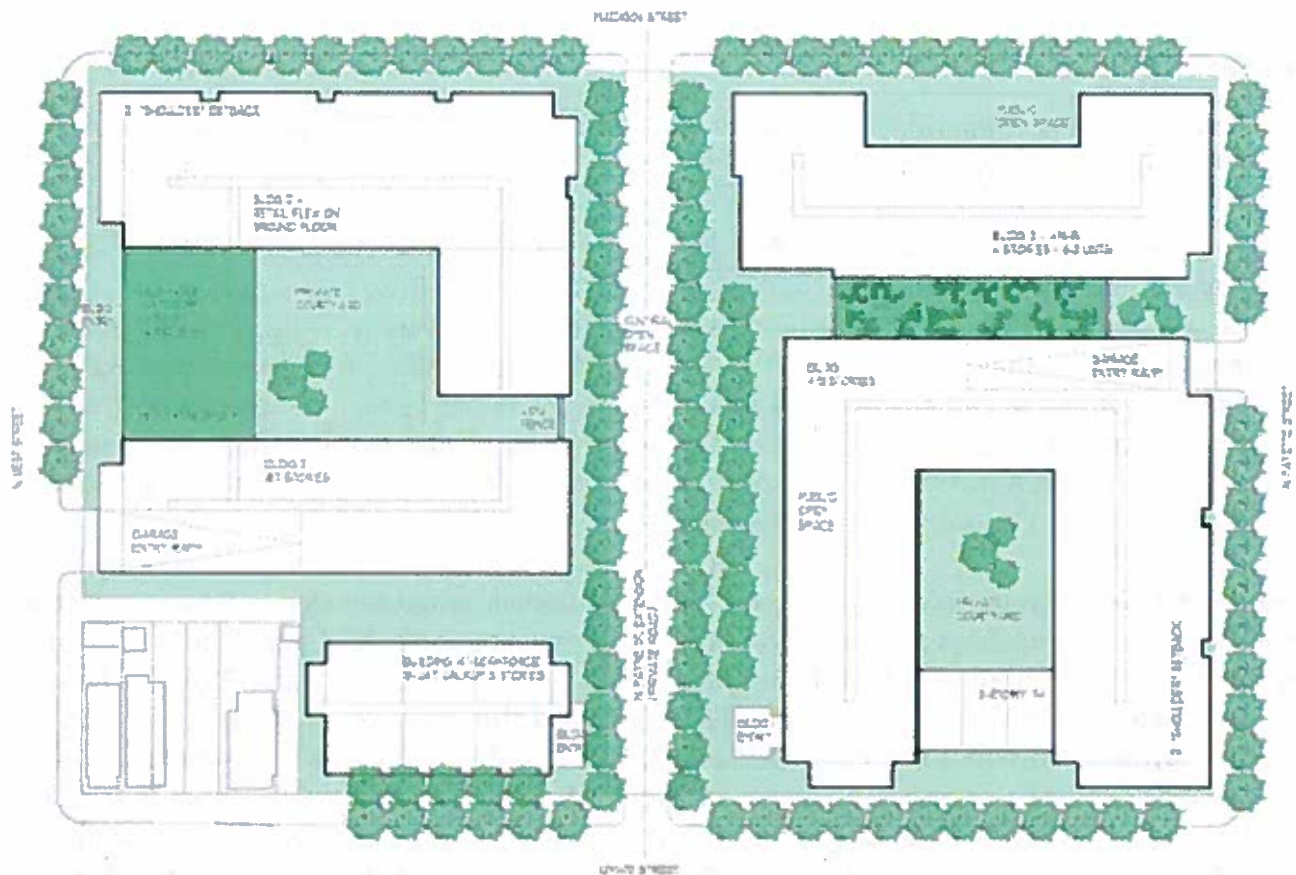
The Revised Concept 1 calls for one 60-unit ARHA affordable rental building and two market rate, multi-family rental buildings surrounding a shared "Community Commons" area. The block bounded by Wythe, West, Madison and Fayette Streets is bifurcated by the extension of Payne Street which will terminate at Madison. The market rate building, on the east half of the site, faces the new internal Payne Street and is canted inward at an angle in order to pull the ARHA building into the streetscape as you are looking north on Payne Street. The main entrances to the three new buildings will face onto the "Community Commons" to better relate to each other as one community. The Revised Concept 1 addresses the comments from the community that the market rate buildings and the ARHA building were "turning their backs on each other" and not relating well.

The Revised Concept 1 also includes retail space, currently shown at the corner of Wythe Street and West Street, however the south east corner of Wythe Street and Payne Street, is a potential additional location. The proposed location of the retail is a departure from the small area plan but Clark Realty believes it to be the most advantageous under the Revised Concept 1 plan as it will be adjacent to the lawn area and will serve to activate this open space, drawing the surrounding community onto the site. The Original Concept 1 and the Revised Concept 1 are pictured below.

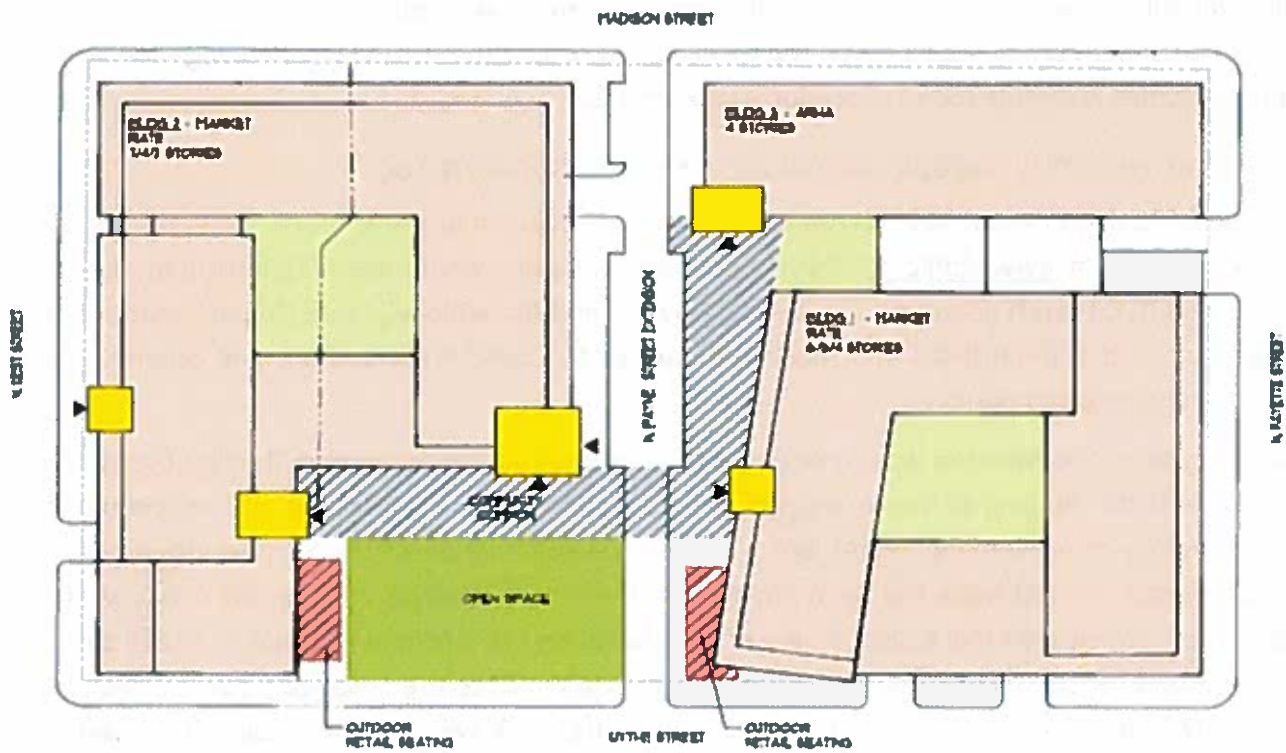
Proposed amenities for the site include a large lawn area for interactive activities including yoga, Frisbee or corn hole. There will be café seating areas for the retail and activities such as chess tables, exercise stations and children's play equipment in the community commons. The garage entrances are also located to take advantage of the Payne Street extension. The entrance to the NW market rate building is off of Payne Street but located such that the majority of the street can be closed off and pulled into the open space for larger events such as outdoor movies, concerts, street scrabble, etc. This is an exciting project and we invite you to view www.vhdllc.us for the image boards that show illustrative uses of the: Lawn Area, Retail and Community Commons spaces.

We are continuing the negotiations of the Development Agreement with the goal being to finalize this document by the end of June.

ORIGINAL CONCEPT 1
Submitted December 22, 2016



REVISED CONCEPT 1
Submitted April 28, 2017



RAMSEY HOMES

LIHTC APPLICATION, HUD DISPOSITION APPLICATION AND MIXED-FINANCE PROPOSAL

On May 3, 2017, the Virginia Housing Development Authority (VHDA) issued its Preliminary Rankings for the 2017 Low Income Housing Tax Credit (LIHTC) Program. There were seven (7) applications that competed for the limited funds in the LHA-Pool. The VHDA review process reduced our self-score by 40 points and Ramsey Homes fell just below the line for funding. In fact, the VHDA reduced the score of all applications submitted in the LHA-Pool. The Board received a memorandum on May 4th with the specific details of the Preliminary Results.

Following the issuance of the Preliminary Rankings, a comment period commenced, and ended on May 10, 2017; ARHA's comments to the Ramsey Homes score were submitted to VHDA with a copy being provided to the Board and to the City Council. We are currently in the rebuttal period which ends on May 17, 2017. During the comment and rebuttal periods, applicants can challenge the content of a competitor's application and/or the VHDA rankings. VHDA will consider all arguments and announce final rankings by May 24, 2017. Subsequently, there is the opportunity for a final appeal to the VHDA Board. The final rankings are anticipated to be reviewed with the VHDA Board on June 7, 2017.

In addition to appealing to the VHDA staff to return the 40 points deducted from the Ramsey Homes self-score, ARHA challenged two applications that were scored higher by the VHDA review.

The HUD Disposition Application continues to mark time. The Application cannot be submitted without the Environmental Review which is being held up by the Section 106 process. The HUD Mixed-finance Proposal requires a funding commitment (tax credits) for submission. Staff has developed a recovery schedule which will be executed should the VHDA Final Rankings conclude that Ramsey Homes is eligible for an allocation of tax credits.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

A Section 106 meeting was held on April 26, 2017 at the Watson Reading Room. A Meeting Summary can be found on at www.vhdllc.us. There were approximately twenty-one (21) participants consisting of ARHA staff, City staff (Planning and Zoning, Housing and Archeology), State (Department of Historic Resources), and Federal (HUD and Advisory Council of Historic Preservation), and other consulting parties and interested persons.

The purpose of the meeting was to review the mitigation suggestions submitted by the consulting process and the ranking of those suggestions. The process for the drafting and execution of the Memorandum of Agreement (MOA) which will be the culmination of the Section 106 process was also discussed. A draft MOA has been provided to the representatives of the parties that will be the signatories. ARHA staff has turned 2 sets of comments on this document to date. The draft is now with city staff for comment. The draft has not been submitted to the consulting parties as of yet but is expected to be released the week of May 15. The draft will go to the consulting parties for comment and is then anticipated to go to the City Council in June.

The Resource Management Plan (RMP) has been prepared by Wetlands to address the archeology recovery (Phase III) which will occur after demolition and prior to commencing construction of the new buildings. The city provided comments on the RMP and the RMP was amended and provided back to the city and sent simultaneously to the Virginia Department of Historic Resources (DHR) for review on Monday, May 8, 2017.

DESIGN

The Final Site Plan was submitted to the City on April 14, 2017. Comments have been delayed by the city but are expected to be received on May 18. The architects have submitted drawings and specifications developed to the Design Development level of completion for review by the ARHA development staff. The team will continue its work toward a permit set of documents. Building permits are a requirement of the financial closing in December. We will continue moving forward with these efforts while we wait for the outcome of the tax credit funding process.

ABBREVIATED SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
Tax Credit Application Submission	March 3, 2017	
Preliminary Rankings/begin comment period	May 3, 2017	
End comment period/begin rebuttal comment period	May 10, 2017	
End rebuttal comment period	May 17, 2017	
Announce Final Rankings	May 24, 2017	
Review final rankings with VHDA Board (anticipated date)	June 7, 2017	
Begin Relocation	August/September, 2017	
Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	
Construction Commencement	January 2018*	

* The CMAR has asked if the demolition can occur prior to closing. He is willing to go at risk for payment in order to begin this work earlier to avoid weather related delays. The residents would also prefer to move before the new school year commences in September.

PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

The portfolio management team was notified about the fire incident at JB IV that occurred on Saturday, May 6th. The incident began as a grease fire in 835 N Patrick, Unit 401 and affected all units on that stack: units 401, 301, 201, 101 and some common areas and utility spaces. The Fire Department was engaged on the scene and an incident report has been submitted to the insurance company. The investor, Boston Capital, has also been notified.

Also in this reporting period, the team was finalizing the annual inspection and financial statement update with Enterprise Community Investors for the Braddock, Whiting and Reynolds communities. All inquiries have been successfully addressed and the final close-out report is forthcoming.

The Capacity Building Grant provided by VHDA to VHDLLC must be closed out. The grant reimbursed expenses for the VHDLLC website, branding, training, marketing, and hardware/software costs. The grant has also paid the legal fees associated with the VHDLLC governance Structure. Finalizing this structure is the only remaining task required to close out this grant. The deadline has been extended but the funds are at risk if we do not draw them down.

As part of the department's goal to utilize other financing structures, the team and ARHA's senior management met with representatives of AGM Financial and Kent Neumann (Counsel). AGM Financial was a referral from the HUD Regional Chief of Asset Management, Mr. Ford, regarding HUD's 221(d)(4) loan program. The meeting was productive but did not yield any ideas not considered already by ARHA staff. The greatest obstacle to this acquisition/rehabilitation effort continues to be the presence of sufficient rental income to service the debt necessary for the substantial rehabilitation required.

COMMUNICATIONS & CIVIC ENGAGEMENT

CYNTHIA DICKERSON, EXECUTIVE ASSISTANT

PUBLIC RELATIONS

Connie Staudinger has been selected to serve as the next President of the Virginia Association of Housing and Community Development Officials (VAHCDO). VAHCDO is dedicated to preserving and maintaining Virginia's existing affordable housing resources; improving the health and living standards of the people of Virginia; and developing new housing opportunities throughout the Commonwealth.

VAHCDO represents agencies and localities that use federal, state and local funds for the development, construction and maintenance of affordable housing. VAHCDO plays an important role in the formulation of housing and redevelopment policy in the Commonwealth of Virginia. Such policy influence results from the strength and support of the member agencies and the effective leadership of the Board of Directors. VAHCDO representatives interact regularly with and sit on the executive committees of the Virginia Housing Development Authority (VHDA), Virginia Department of Housing and Community Development (VDHCD), Virginia Housing Study Commission, Virginia Housing Alliance and SERC-NAHRO, NAHRO and U.S. Department of Housing and Urban Development (HUD) officials.

It is expected that service on this Board by Ms. Staudinger will support and advance the mission and goals of ARHA.

COMMUNITY UPDATES

A meeting was held with the residents of Andrew Adkins at the Charles Houston Recreation Center on Wednesday, May 10, 2017 to present the Andrew Adkins Revised Concept 1. The meeting was well attended (in excess of 50 persons) and the concept was met with excitement. The questions raised were primarily related to play opportunities for the children on site, the potential for rent increases and the relocation. Minutes for this meeting are posted on the vhdllc website.

The ARHA Redevelopment Work Group meeting was held on May 11th. The agenda for this Work Group meeting and a Meeting Summary for the March 9, 2017 ARHA Redevelopment Work Group are posted on www.vhdllc.us.

Martin Lucero has joined the development staff as Senior Development Officer. Mr. Lucero will take the lead on all efforts related to Project Management. He comes to ARHA with 20 years of multifamily development and asset management experience. He has worked for the DC Housing Authority, PML

Real Estate LLC, Prince George's County Housing and Community Development and most recently as Development Officer for District of Columbia Housing Finance Agency. He has been responsible for sourcing, underwriting, and managing over \$600MM in real estate transactions comprising over 11,000 units. He has a comprehensive understanding of the real estate development lifecycle from conception to delivery and extensive experience leading cross-functional teams with representatives from all key constituencies: public agencies, capital markets, development team and end-users. We are excited to have Martin on board.

VHDLLC WEBSITE

The VHDLLC website continues to be updated with new information related to our projects, policies and industry practices in a further effort to quantify, qualify and educate, which is the mantra that we have taken up for the advancement of our development activities.

SITE STATISTICS

Attachment A features a comparison of last month's reporting period (March 1-31) website statistics to this month's reporting period (April 1-30). In April, site traffic was not as heavy as in March, most likely due to a decline in media coverage and lack of City hearings. There a total of 317 sessions on the website in April and 763 page views. It is expected that site traffic reporting for the following months will show increase numbers due to the upcoming redevelopment of Andrew Adkins.

The "Ramsey Homes Redevelopment" page continues to be the most-frequented of the website, after VHDLLC homepage, indicating that community interest in the redevelopment effort remains high. Site traffic broken down by geographic area continues to indicate that the highest percentage of known users in the United States visiting the website are located in Alexandria City (25.24%), followed by the Washington, DC, (19.24%). A significant percentage of site traffic last month also originated in Arlington, demonstrating an expansion in the reach of the website throughout the metropolitan area.

VHDLIC.US Site Statistics

Attachment A

Mar 31, 2017 - Apr 30, 2017
Compare to Feb 28, 2017 - Mar 31, 2017



Overview

Mar 31, 2017 - Apr 30, 2017: Sessions
Feb 28, 2017 - Mar 31, 2017: Sessions

50



DEFINITIONS (from Google Analytics)

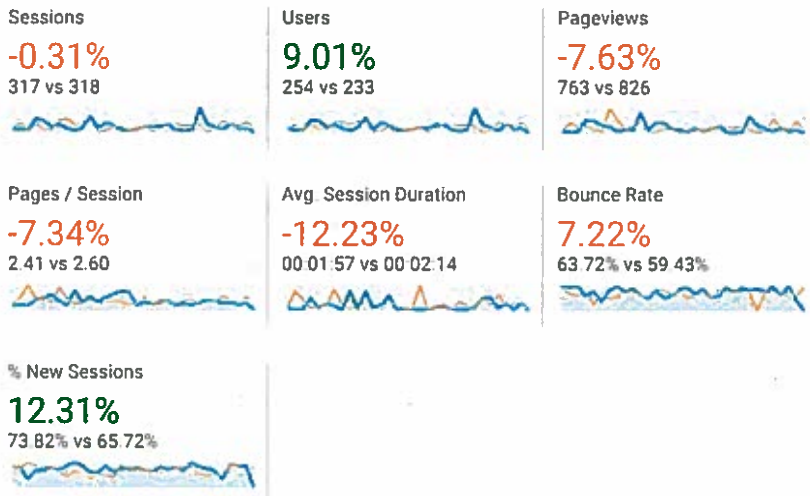
Sessions: The period of time a user is active on your site or app. By default, if a user is inactive for 30 minutes or more, any future activity is attributed to a new session. Users that leave your site and return within 30 minutes are counted as part of the original session.

% New Sessions: An estimate of the percentage of first time visits.

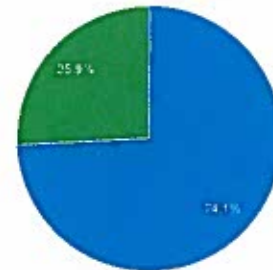
Users: Users that have had at least one session within the selected date range. Includes both new and returning users.

New Users: The number of first-time users during the selected date range.

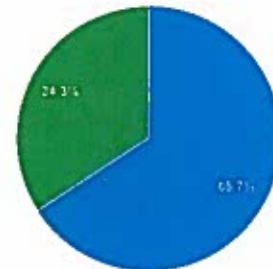
Pageviews: Pageviews is the total number of pages viewed. Repeated views of a single page are counted.



New Visitor Returning Visitor
Mar 31, 2017 - Apr 30, 2017



Feb 28, 2017 - Mar 31, 2017



City	Sessions	% Sessions
1. Alexandria		
Mar 31, 2017 - Apr 30, 2017	80	25.24%
Feb 28, 2017 - Mar 31, 2017	108	33.96%
% Change	-25.93%	-25.69%
2. Washington		
Mar 31, 2017 - Apr 30, 2017	61	19.24%
Feb 28, 2017 - Mar 31, 2017	63	19.81%
% Change	-3.17%	-2.87%
3. Seymour		
Mar 31, 2017 - Apr 30, 2017	21	6.62%
Feb 28, 2017 - Mar 31, 2017	0	0.00%
% Change	100.00%	100.00%
4. Arlington		

Mar 31, 2017 - Apr 30, 2017	15	4.73%
Feb 28, 2017 - Mar 31, 2017	21	6.60%
% Change	-28.57%	-28.35%
5. New York		
Mar 31, 2017 - Apr 30, 2017	8	2.52%
Feb 28, 2017 - Mar 31, 2017	9	2.83%
% Change	-11.11%	-10.83%
6. Fairfax		
Mar 31, 2017 - Apr 30, 2017	8	2.52%
Feb 28, 2017 - Mar 31, 2017	8	2.52%
% Change	0.00%	0.32%
7. Lorton		
Mar 31, 2017 - Apr 30, 2017	7	2.21%
Feb 28, 2017 - Mar 31, 2017	2	0.63%
% Change	250.00%	251.10%
8. Baltimore		
Mar 31, 2017 - Apr 30, 2017	5	1.58%
Feb 28, 2017 - Mar 31, 2017	2	0.63%
% Change	150.00%	150.79%
9. Richmond		
Mar 31, 2017 - Apr 30, 2017	4	1.26%
Feb 28, 2017 - Mar 31, 2017	12	3.77%
% Change	-66.67%	-66.56%
10. Fairfield		
Mar 31, 2017 - Apr 30, 2017	3	0.95%
Feb 28, 2017 - Mar 31, 2017	0	0.00%
% Change	100.00%	100.00%

CONSENT DOCKET

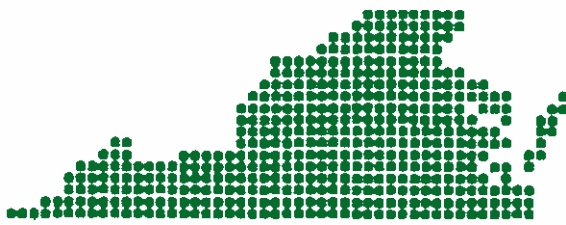
CONSENT
DOCKET

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

OTHER
BUSINESS



Virginia Housing Alliance

Expanding Housing Opportunity and Ending Homelessness

Thanks to everyone who submitted nominations for Game Changer Awards this year. We received many great nominations. The planning committee faced a tough decision but ultimately selected four individuals that they felt truly exemplified the characteristics of a "Game Changer" in the housing field this year. Congratulations to this year's award winners, who will be recognized at the [30th Annual Awards Luncheon](#) on June 15th at the Greater Richmond Convention Center!



Shelley Fortier is the Executive Director of Habitat for Humanity of the New River Valley, which covers a broad geographic area with diverse housing needs. Under her leadership, the organization has succeeded in developing diverse programs, expanding collaboration with other housing organizations, continuing assessment of regional housing needs and modifying approaches to address the needs, and improving its revenue stream. She has also taken initiative to serve as an advocate for Blacksburg families who were required to move their mobile homes from rental property that was being vacated for development of apartments.

Roy Priest is the CEO of the Alexandria Redevelopment and Housing Authority. He manages all aspects of housing development and operations. He established an economic framework and strategic plan to address the financial sustainability of the agency, repositioning the housing program from upkeep of over 1,000 older units dependent upon variable subsidies, to a model which uses land value and other equity to redevelop obsolete housing into new affordable units as an integral part of vibrant, mixed-income communities.



Mira Signer served as the Executive Director of NAMI Virginia from 2007 to 2017. She provided leadership on numerous state level initiatives including the Joint Subcommittee Studying Mental Health Services in the Commonwealth in the 21st Century, Governor's Task Force on Mental Health Services and Crisis Response; Virginia Center for Behavioral Health and Justice; and the Governor's Advisory Committee on Homelessness. Since 2015, Mira has worked with advocates, state agencies, providers, lawmakers, and others to push for the expansion of permanent supportive housing. With the help of her long-time support and advocacy, during this year's General Assembly session, the legislature approved an additional \$5 million in new funding for FY17-18 to expand permanent supportive housing. In May of 2017, Mira joined Magellan of Virginia as the System of Care Director to work across agencies and stakeholders to lead system transformation initiatives.

Kristin Yavorsky serves as the Homeless Projects Coordinator at the Virginia Department of Behavioral Health and Developmental Services where she oversees the activities of a \$6.8 million SAMHSA Collaborative Agreement to Benefit Homeless Individuals (CABHI) grant as well as \$10 million in new state funding for permanent supportive housing for adults with serious mental illness. Kristin has been a critical player in transforming the housing landscape for people with serious mental illness. Her knowledge, presence, and persistence have given confidence to legislators, providers, and advocates that DBHDS is implementing high-fidelity PSH and that the agency is establishing strong mechanisms to be sure the target population is targeted and that evaluation mechanisms are built in to ensure good outcomes.



Virginia Housing Alliance

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8th Annual Youth Arts Festival of Alexandria

the artist within...

Saturday June 24, 1:00 - 5:00 PM

**Mount Vernon Recreation Center
2701 Commonwealth Ave. (22305)**

FOR MORE INFORMATION

WWW.ARHA.US/EVENTS; (703) 539-2742; ARHACONTACT@GMAIL.COM



Colgate Dental Van Visits Alexandria

By Rikki George

Thursday, April 27, 2017

Alexandria — The Colgate Bright Smiles, Bright Futures mobile dental van, decked out with



Photo by McArthur Myers

From left: A group of all smiles: McArthur Myers, Gaynelle Diaz and Mayor Allison Silberberg with children at the April 21 Colgate dental mobile van event.

cartoons and video, cruised to Old Town Alexandria, covering miles in the past from North Carolina to Pennsylvania and beyond.

It took a turn at 322 Tancil Court on April 21 at the Ruby Tucker Family Center, to the welcome of many, including Mayor Allison Silberberg, who offered participants a few dental tips of her own.

“Approximately 60 children were signed up for the Bright Futures dental van visit,” said Gaynelle Diaz, director of the ARHA Ruby Tucker Family Center.

All participating children received a free dental screening and were taught the way to brush, floss and care for their own teeth. Children received a free toothbrush and goody bag, as well.



Photo by McArthur Myers

From left: Gaynelle Diaz, director of the ARHA Ruby Tucker Family Center, and Janyce Jefferson, RDHm, MPH, dental hygienist coordinator on the Colgate Bright Smiles, Bright Futures van. “Good oral hygiene is the foundation of all components of health that is physical, psychological, social and even an environmental aspect,” said Jefferson.

Still Clueless?

April 28th 2017

To the Editor:

It's crunch time for our elected officials now with final approval of the city's budget for 2018. The real question is whether our Mayor and Council have the backbone to do the right thing this year and/or do their usual flip flops. The City must now pay for sewer repairs as mandated by the Commonwealth of Virginia, storm water issues which have already been partially funded by a dedicated half-cent set-aside on the real estate tax rate Metro and an unnecessary Metro station at Potomac Yard; a school district being run by a School Board who have no respect for Alexandria taxpayers and an inexperienced superintendent who refuses to say "NO" to School Board member's requests for huge amounts of money they do not need. With the probably high increase in property taxes which also impacts renters, since apartment buildings come under commercial property taxes and we renters pay for all utilities, additional fees which are another term for taxes, along with a city deficit of \$600+ million dollars and the huge amount of money the City receives from the personal property taxes, one needs to ask, where has all the money gone? So, I would like to propose the following things for our Mayor and Council to say "YES" to as they deliberate this budget process:

1. **Parking Tickets:** the City generates thousands and thousands of dollars from parking tickets and this money goes into the general fund. It is time to change this policy, think outside of the box and put these funds into the police budget.

2. **ACPS:** Taxpayers will be paying \$28.6 million in debt service for our school district. A hefty amount of money. Eliminate pre-k classes within ACPS and give that money back to those providers who can provide pre-k. Have the boundaries at Jeff Houston School go back to the original boundaries so that all children who live in the neighborhood can attend Jeff Houston, thus eliminating busing these kids to other schools and saving some much needed money. Further decrease the amount of money proposed in Mr. Jinks' budget for CIP projects along with deferred maintenance. The Mayor and Council. Have the power to reduce ACPS' requests which is the largest request ever. Mr. Jinks' has proposed a 62% increase.

3. **City Manager's staff:** Currently there are four Deputy Managers and I don't believe Mr. Jinks has made any requests to reduce his senior staff. Does Alexandria really need four Deputy Managers? Don't think so and it's time to request a reduction in force from senior staff, of at least one to two deputy managers who were appointed during Rashad Young's tenure. These positions should not be moved to another department, thus saving taxpayers rather high salaries and/or keeping one to two lower level positions.

4. **City loans to various housing groups other than ARHA:** It is time for these housing groups, i.e, Wesley AHC to pay back their loans and the city should not be extending these loans. The amount of money in question is well over a half a million dollars. ARHA has paid back their loans to the City.

Current City needs/taxes are now at an all-time high and our elected officials have a fiduciary responsibility to make sure how they spend Alexandria taxpayer monies. Council Member Bailey suggested that perhaps we need to increase the meals tax, which we already have along with taxing just about everything in Alexandria. No Way. Affordable housing is important, however, since there is no rent control in the Commonwealth of Virginia and never will be, for those singles/families who are low-income, there is probably no way they are going to be able to afford to live in Alexandria. Also, seniors who are on fixed income will probably not be able to afford the high property taxes they will be hit up with and need to move out their homes. Further, school enrollment will continue to decrease due to increased rents. Until ACPS can show us

the data that school enrollment is increasing, their talking points raise serious questions. I suspect that private school enrollment for elementary and middle school is on the rise.

There is no getting around the huge amount of money the City of Alexandria needs to pay for projects that have been overlooked for years. Council can no longer "kick the can down the road" and Alexandria is now a place to live for the wealthy. Rents will continue to increase along with all of the utilities we renters pay on top of our monthly rents.

The question is - can they do it? I don't know, but the election is over and we can't have a recall election. This is a democratic town and the Mayor/Council have continued to raise taxes over the years when they should be at least taking an accounting class in budgeting. Since none of them own their business. Hopefully, the Mayor/Council will not cave as they usually do and finally get a responsible budget that might not make everyone happy, but is responsible and show Alexandria taxpayers that they are no longer "clueless", but are listening and making the hard choices that, must finally be made this year.

Annabelle Fisher

READ, CLICK, SUBMIT!



PARENTS and CAREGIVERS, **SHOW & TELL** US HOW YOU TAKE ADVANTAGE OF EVERY DAY OPPORTUNITIES TO READ TO YOUR CHILD AND YOU COULD WIN A **\$25 GIFT CARD** AND BE **FEATURED ON OUR FACEBOOK PAGES!** ONE GRAND PRIZE WINNER WILL WIN A **BOOK BASKET** AND BE **HONORED AT THE 8TH ANNUAL RUBY TUCKER DAY CELEBRATION!**

OPEN TO ALL ARHA RESIDENTS WITH A
LEAST ONE CHILD AGE 0 – 6 YEARS OLD
WHO IS NOT ENROLLED IN KINDERGARTEN

I keep books
in my purse to read
to my daughter
whenever we're
waiting – whether it's in
line at the grocery
store or at the doctor's
office.
-Michelle T.



Every Saturday
I let my boys choose
books from the library
that they want me to
read to them at night
throughout the week.
Now they look forward
to bedtime!
-Julio R.



HOW TO ENTER

Take a picture of yourself reading to your child(ren). At least one child in the picture must be 6 years old or younger.

Include the first & last name and birthdate of the child(ren) pictured, along with your first & last name and your contact information (phone number and email address).

Submit your picture via text to (571) 348-4257 OR via email to READ1000BOOKS@GMAIL.COM along with your description.

1,000 BOOKS BEFORE KINDERGARTEN

THIS FREE PROGRAM ENCOURAGES FAMILIES TO ENSURE THAT CHILDREN HEAR 1,000 BOOKS BEFORE THEY ENTER SCHOOL – A GOAL WHICH EXPERTS SAY WILL HELP CHILDREN BE BETTER PREPARED TO LEARN TO READ.

FOR MORE INFORMATION, CALL GAYNELLE AT (703) 535-3175.

STOP BY
THE RUBY
TUCKER FAMILY
CENTER FOR A
READING
LOG!

No purchase necessary. All entries must be submitted between April 1, 2017 at 12:01a.m. EDT and June 2, 2017 at 11:59p.m. EDT. Parents and/or legal guardians may enter multiple times using a different picture per entry. Selected pictures will be posted on the Facebook pages belonging to The Reading Connection and/or Alexandria Redevelopment Housing Authority. Some entries may require additional information. Data rates apply. Entry via text messaging may not be available through all wireless carriers or on all phones.

Complete contest rules are listed on the back.

WHAT'S YOUR COME UP PLAN?

LEARN HOW TO WIN AT ARHA!
"ASK ABOUT FSS"

If your rent recently increased...

ASK ABOUT FSS!

If you're tired of struggling to pay your bills...

ASK ABOUT FSS!

If you desire more for you and your children...

ASK ABOUT FSS!

If you're interested in starting a business...

ASK ABOUT FSS!

If you refuse to leave your children a poverty legacy...

ASK ABOUT FSS!

If you're tired of being broke...

ASK ABOUT FSS!



Attend a FSS Orientation

Every Thursday 6:00 –7:30 PM
ARHA's Main Office



fssarha@gmail.com
984-FSS-ARHA

Apply On-line Today!

www.arha.us/fss

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join our group +

"ARHA'S COME-UP CREW"
Exclusive Closed Group!

Questions on waterfront projects: Go to the **“Ad Hoc Monitoring Group on Waterfront Construction”** page on the City of Alexandria web site for info on timelines, updates, and more:

<https://www.alexandriava.gov/special/waterfront/default.aspx?id=82590>

City point of contact for construction related issues:
Emilio Pundavela office: 703.746.4095 cell: 571.221.8309

Need to report a problem?

Use the City’s On-Line “Call, Click, Connect”
<https://request.alexandriava.gov/CCC/>

Or call (703) 746-HELP (4357)



2-2017

**Waterfront Construction Info
and Points of Contact**



**Ad Hoc Monitoring
Group on Waterfront
Construction**